

Schenectady County Tax Foreclosure Real Estate
CONTRACT OF SALE and RECEIPT OF DEPOSIT

Purchaser: John Q. Anonymous
Address: 1 Any Road
City: Schenectady, NY 12306
Phone: (518) 555-5555
Social Security No. or Fed ID Number: xxx-xx-xxxx

Date: 11/05/2025
Bidder Number: 1028

I hereby agree to purchase the property known as Auction Lot No: 9, Any Ave., Town of Glenville, County of Schenectady, State of New York, Tax Map No: xx.xx-x-x.xxx and agree to pay the bid price of \$10,000.00 plus the 10% Buyer's Premium of \$1,000.00, and 1.5% Advertising Fee of \$150.00 together with closing/transfer costs, property and school tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE and additional documents signed by and agreed to by me and made part of this contract.

It is understood and agreed that the conveyance will be by QUIT CLAIM DEED with any conditions as determined by the County to be executed subsequent to receipt of all money due in accordance with the TERMS AND CONDITIONS OF SALE.

I have deposited with Schenectady County Treasurer's Office the sum of \$1,000.00 which represents the down payment to be applied to the purchase price. Additionally, I unconditionally acknowledge payment and release of the full non-refundable buyer's premium and advertising fee collected to the Auction Company, for its sole use, auction day. The down payment, advertising fee and buyer's premium/fee shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein. This contract is not assignable, transferable or negotiable.

Buyer: John Q. Anonymous

Buyer:

Tax ID: xxx-xx-xxxx

Tax ID:

Receipt of (\$2,150.00) NON-REFUNDABLE down payment, Buyer's Premium, and Advertising Fee is hereby acknowledged.

Buyer's Purchase Price and Fees:

Bid Price:.....	\$10,000.00
NYS Transfer Tax:.....	\$5.00
RP-5217 Filing Fee:.....	\$250.00
Deed Preparation Fee:.....	\$55.00
Deed Notification Fee:.....	\$10.00
Addendum D Filing Fee:.....	
Pro-rated Town/County/School Tax.....	TBD

SUB – TOTAL:..... \$10,320.00

Less Down Payment:..... \$1,000.00

BALANCE DUE by November 26, 2025 in cash or certified check:..... \$9,320.00

NOTE: Balance Due does not reflect Town/County/School Taxes Due

10% Buyer's Premium paid on or before November 5, 2025:..... \$1,000.00

1.5% Advertising Fee Paid on or before November 5, 2025:..... \$150.00